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12 NATIONAL TITLE AGENCY OF NEVADA, INC.

13 DESIGNATED LOCAL COUNSEL FOR SERVICE OF  
PROCESS ON SINCLAIR BRAUN LLP PER L.R. IA 11-1(b)

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16 **UNITED STATES DISTRICT COURT**

17 **DISTRICT OF NEVADA**

18 DEUTSCHE BANK NATIONAL TRUST  
COMPANY,

20 Plaintiff,

21 vs.

22 FIDELITY NATIONAL TITLE GROUP,  
INC., ET AL.,

24 Defendants.

Case No.: 2:20-CV-02146-RFB-VCF

**STIPULATION TO STAY CASE**

25 Plaintiff Deutsche Bank National Trust Company and Defendants Fidelity National Title  
26 Group, Inc., Fidelity National Title Insurance Company, and Fidelity National Title Agency of  
27 Nevada, Inc. (collectively, the “Parties”), by and through their undersigned counsel, stipulate and  
28

1 agree as follows, subject to the approval of the District Court:

2        This is one of several title insurance coverage disputes pending in this district following an  
3 HOA foreclosure sale. The case was originally filed in Nevada state court. ECF No. 1. Defendant  
4 Fidelity National Title Insurance Company removed based on diversity jurisdiction. *Id.* Plaintiff  
5 filed a motion to remand this matter to the Eighth District Court and a motion for fees (ECF Nos.  
6 10-11). Defendants have each filed motions to dismiss (ECF Nos. 14-16);

7        To the extent the Court exercises jurisdiction over this matter, this case, like the majority  
8 of HOA title insurance cases pending in this district, concerns the ALTA 1992 loan policy of title  
9 insurance with form 1 coverage, along with the CLTA 100/ALTA 9 Endorsement and the CLTA  
10 115.2/ALTA 5 Endorsement (others among these cases concern the similar CLTA 115.1/ALTA 4  
11 Endorsement);

12        One such matter is on appeal, *Wells Fargo Bank, N.A. v. Fidelity National Title Ins. Co.*,  
13 Ninth Cir. Case No. 19-17332 (District Court Case No. 3:19-cv-00241-MMD-WGC) (the “*Wells*  
14 *Fargo II Appeal*”). The parties to that case—whose counsel are also counsel in this action—have  
15 been advised that the Ninth Circuit is considering the *Wells Fargo II Appeal* for oral argument;<sup>1</sup>

16        The Parties anticipate that the Ninth Circuit Court of Appeals’ decision in the *Wells Fargo*  
17 *II Appeal* will likely touch upon issues regarding the interpretation of the title insurance policy  
18 that could potentially affect the disposition of this action, particularly given some of the  
19 similarities between the policy at issue in *Wells Fargo II Appeal* and the policy here;

20        Because the *Wells Fargo II Appeal* has the potential to resolve certain matters at issue in  
21 this case, to the extent the District Court finds it has jurisdiction to hear this dispute, the Parties  
22 stipulate and agree that a stay of discovery in this particular case pending the outcome *Wells*  
23 *Fargo II Appeal* is appropriate;

24        **NOW THEREFORE**, the Parties, by and through their undersigned counsel, hereby

25 \_\_\_\_\_  
26       <sup>1</sup> The Court had indicated it would hear oral argument in Summer, 2021. The Ninth Circuit  
27 subsequently ordered the parties to participate in another pre-mediation conference, which is  
28 scheduled for early June. A new date or time frame for oral argument has not been provided.  
The Parties anticipate that a new date will be provided once the mediation conference is  
concluded.

stipulate and agree as follows:

1. Discovery between the Parties in the instant action shall immediately be **STAYED** pending the earlier of the disposition of either Plaintiff's motion to remand or the *Wells Fargo II* Appeal. The Parties shall not file any motions to enforce Party discovery while this stay is pending.
  2. The Parties shall not file any additional dispositive motions while this stay is pending.
  3. Each of the Parties shall be excused from responding to any now-outstanding discovery requests propounded by the other until after the stay is lifted.
  4. The scheduling order previously entered in this action shall be hereby **VACATED**.
  5. Each of the Parties may request a further Fed. R. Civ. P. 26(f) conference at any time 180 days after the order granting this stipulation.
  6. In light of this stipulation, Defendants' motion to stay, and the associated response and reply memoranda (ECF Nos. 44, 47 and 49) are **WITHDRAWN AS MOOT**.

Dated: May 28, 2021

WRIGHT, FINLAY & ZAK

By: /s/-Darren T. Brenner

DARREN T. BRENNER

Attorneys for Plaintiff

## DEUTSCHE BANK NATIONAL TRUST COMPANY

Dated: May 28, 2021

SINCLAIR BRAUN LLP

By: /s/-Kevin S. Sinclair

KEVIN S. SINCLAIR

## Attorneys for Defendants

FIDELITY NATIONAL TITLE GROUP,  
INC., FIDELITY NATIONAL TITLE  
INSURANCE COMPANY, and FIDELITY  
NATIONAL TITLE AGENCY OF NEVADA,  
INC.

## **IT IS SO ORDERED.**

Dated this 3rd day of June, 2021.

**RICHARD P. BOWDISH  
UNITED STATES DISTRICT JUDGE**